

September 8, 2009

VIA HAND DELIVERY

Mr. Gregory Zurlo, Chairman
Town of Lexington Planning Board
1625 Massachusetts Avenue
Lexington, Massachusetts 02420

Re: Revisions to the Amended Preliminary Site Development and Use Plan
(APSDUP) for CD-10 District, Lexington Technology Park

Dear Mr. Chairman:

As you are aware, this office and the undersigned represent Patriot Partners Lexington, LLC ("Applicant"), with respect to the property known as Lexington Technology Park, located at 125, 131 and 141 Spring Street, Lexington Massachusetts ("Premises"). This letter and enclosed materials are being provided in an effort to address comments from the Planning Board, Board of Selectmen and municipal staff – (see Attachment 9 – Planning Department memorandum of August 5, 2009) ("Planning Department Memorandum") relative to the APSDUP submission.

The following materials and/or responses are being submitted for your consideration:

1. In order to clarify the proposed amendments to the APSDUP, we have provided a clean version and a black-lined comparison of the Original PSDUP and the proposed revisions to the APSDUP Zoning provisions and Appendix 8 "Permitted Uses for Lexington Technology Park" (See Attachments 1A and 1B);
2. As requested pursuant to the Planning Department Memorandum, we have provided copies of the corporate authority from Patriot Partners, LLC, 200 Patriot Way, LLC and authorization for Riemer & Braunstein LLP and Robert Buckley, Esquire to submit all necessary documentation and permits related to the pending APSDUP (See Attachment 2). (An authorization letter from Shire Pharmaceuticals will be provided under separate cover);

3. As requested pursuant to the Planning Department Memorandum, we have provided an expanded Justification Statement to support the petition to amend the existing CD-10 District zoning provisions (See Attachment 3);
4. As requested pursuant to the Planning Department Memorandum, we have provided an Environmental Impact Analysis, prepared by SMMA dated August 26, 2009 (See Attachment 4);
5. As requested pursuant to correspondence from the Planning Department, we have provided a Utility Demand Estimates for Lexington Technology Park, prepared by SMMA, dated August 27, 2009 (See Attachment 5);
6. As requested pursuant to the Planning Department Memorandum, we have provided Conceptual Conservation Restriction Trail Map, prepared by SMMA dated February 16, 2009 (See Attachment 6);
7. As requested pursuant to the Planning Department Memorandum, we have prepared a comparison of Dimensional Standards between the Original PSDUP, DSDUP Special Permit Decision and pending APSDUP for your review (See Attachment 7);
8. As requested pursuant to the Planning Department Memorandum, we have provided a summary of the alterations to Appendix 8: Permitted Uses for Lexington Technology Park (See Attachment 8);
9. In accordance with the Planning Department Memorandum, upon approval of the proposed zoning amendments by Town Meeting and the Attorney General, the Developer will provide a final set of the APSDUP Zoning Language, requisite attachments and mylar copies of APSDUP plans;
10. As recommended pursuant to Planning Department Memorandum and recommendations from the Planning Board, the Developer has agreed to meet with the Design Advisory Committee in advance of Town Meeting to discuss, in concept, the building plans;
11. As requested pursuant to the Planning Department Memorandum, the Developer would be willing to meet with the appropriate municipal representatives to discuss post development compliance monitoring requirements to verify satisfactory compliance with traffic related mitigation projects. Any final language should be incorporated into the APSDUP zoning provisions;
12. The Developer has agreed to sustainable design and construction standards pursuant to the APSDUP Section VI Special Conditions, I., to use its best efforts to develop the property in accordance with the LEED Silver Standard. In order to verify compliance the Applicant shall provide the Zoning Enforcement Officer

with a certification from its consultants verifying compliance with this condition noting any potential deviations from the standards. This requirement will be incorporated into the APSDUP zoning provisions; and,

13. As requested pursuant to the Planning Department Memorandum, the Developer has further analyzed the proposed building envelope for Building 100 and has determined that the current configuration is consistent with the applicable Zoning Bylaw provisions and further is deemed critical to ensure the long term viability of the development program.

We would be happy to discuss this matter with you further so please feel free to contact me with any questions.

Very truly yours,



Robert C. Buckley

RCB/blc
Enclosures
03375/18

cc: Carl Valente, Town Manager, Town of Lexington **Via Hand Delivery** (w/enclosures)
Donna Hooper, Town Clerk, Town of Lexington **Via Hand Delivery** (w/enclosures)
Anthony Galatsis, Planning Board, Town of Lexington **Via Hand Delivery** (w/enclosures)
Wendy Mans, Planning Board, Town of Lexington **Via Hand Delivery** (w/enclosures)
Charles Hornig, Planning Board, Town of Lexington **Via Hand Delivery** (w/enclosures)
Richard Canale, Planning Board, Town of Lexington **Via Hand Delivery** (w/enclosures)
Norman Cohen, Chairman, Board of Selectmen **Via Hand Delivery** (w/enclosures)
Susan Yanofsky, Town of Lexington **Via Hand Delivery** (w/enclosures)
John Livsey, Town Engineer, Town of Lexington **Via Hand Delivery** (w/enclosures)
Maryann McCall Taylor, Town of Lexington **Via Hand Delivery** (w/enclosures)
Aaron Henry, Town of Lexington **Via Hand Delivery** (w/enclosures)
Steve Rice, Patriot Partners Lexington LLC (w/enclosures)
Joseph Zink, Patriot Partners Lexington LLC (w/enclosures)
Brian Lawlor, SMMA (w/enclosures)
John Hart, SMMA (w/enclosures)
Richard Bryant, Tetra Tech Rizzo (w/enclosures)
John Connery, Connery and Associates (w/enclosures)
Melissa Cushing, Riemer & Braunstein (w/enclosures)
Ethan Solomon, Riemer & Braunstein (w/enclosures)

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